

144.0

0009

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

821,000 /

821,000

USE VALUE:

821,000 /

821,000

ASSESSED:

821,000 /

821,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		LONGFELLOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEEHAN DANIEL D
Owner 2:	SHEEHAN HEIDI M
Owner 3:	

Street 1: 22 LONGFELLOW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SHEEHAN DANIEL D -

Owner 2: BROWN HEIDI M -

Street 1: 22 LONGFELLOW RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,948 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 2253 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5948		Sq. Ft.	Site		0	80.	1.01	9									478,752						478,800	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		5948.000	342,200		478,800	821,000				
Total Card		0.137	342,200		478,800	821,000	Entered Lot Size			
Total Parcel		0.137	342,200		478,800	821,000	Total Land:			
Source: Market Adj Cost				Total Value per SQ unit /Card:	364.44	/Parcel: 364.4	Land Unit Type:			

Total Card / Total Parcel
821,000 / 821,000
821,000 / 821,000
821,000 / 821,000



Patriot Properties Inc.
111290!

USER DEFINED

Prior Id # 1: 94613

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEEHAN DANIEL	62800-285		10/18/2013	Convenience		1	No		
KENNEALY BRIAN	40118-140		7/24/2003		410,000	No	No		
KENNEALY BRIAN	33323-52		7/26/2001		402,500	No	No		
FLYNN THOMAS J	33221-579		7/9/2001		342,500	No	No		
MERCER GARY/ETA	27964-561		12/11/1997		208,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2019	594	Addition	133,700	O				
4/6/2001	182	Wood Dec	2,000	O				SIDE AND REAR WOOD
9/15/1997	548	Re-Roof	2,400					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/22/2020	Info At Door	PT	Paul T
9/22/2020	Measured	PT	Paul T
2/19/2018	MEAS&NOTICE	HS	Hanne S
4/20/2009	Missed Appt.	163	PATRIOT
1/29/2009	Measured	372	PATRIOT
11/5/2004	MLS	HC	Helen Chinal
11/15/2001	MLS	MM	Mary M
11/19/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6	Colonial			Full Bath: 2	Rating: Good			646-3134 OF=BMT SINK.									
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good												
Prime Wall: 4	- Vinyl			A HBth:	Rating:												
Sec Wall:		%		OthrFix: 1	Rating: Good												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Fpl: 1	Rating: Good			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average								Lvl 2									
Year Blt: 1952	Eff Yr Blt:							Lvl 1									
Alt LUC:		Alt %:						Lower									
Jurisdct: G21		Fact: .						Totals	RMS: 7	BRs: 3	Baths: 2	HB: 1					
Const Mod:				CONDOS INFORMATION													
Lump Sum Adj:				Location:													
INTERIOR INFORMATION				Total Units:													
Avg Ht/FL: STD				Floor:													
Prim Int Wall: 2	- Plaster			% Own:													
Sec Int Wall:		%		Name:													
Partition: T - Typical				DEPRECIATION													
Prim Floors: 3	- Hardwood			Phys Cond: AG - Avg-Good	26. %			Exterior:		No Unit	RMS	BRS	FL				
Sec Floors:		%		Functional:				Interior:		1	7	3					
Bsmnt Flr: 12	- Concrete			Economic:				Additions:									
Subfloor:				Special:				Kitchen:									
Bsmnt Gar: 1				Override:				Baths:									
Electric: 3	- Typical							Plumbing:									
Insulation: 2	- Typical							Electric:									
Int vs Ext: S								Heating:									
Heat Fuel: 2	- Gas							General:									
Heat Type: 3	- Forced H/W																
# Heat Sys: 1																	
% Heated: 100		% AC: 100															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 144.0-0009-0006.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:												
Total:																	
IMAGE 																	
AssessPro Patriot Properties, Inc																	